



# Know all Men by these Presents

That MGH REALTY, INC.

002751

NO TRANSFER  
TAX PAID

~~company~~

a corporation organized and existing under the laws of the State of Maine

and located at Waterville

in the County of Kennebec and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by MGH REALTY COMPANY, a partnership,

the receipt whereof it does hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said MGH REALTY COMPANY, its

successors ~~heirs~~ and assigns forever,

~~certains to the parcel of land~~

A certain lot or parcel of land situated in Waterville, bounded westerly by Main Street; northerly by land of N. Hillson & Sons, formerly owned by Mark Gallert; easterly by a passway; southerly by part of the land reported to be owned by Leo Warren and part of the land formerly owned by Robert D. Rice, also being part of the premises on which the Williams house, so-called, was formerly located, and also bounded southerly by a lot of land owned by Lewis L. Levine which is described as the second parcel of property herein conveyed.

Also a certain lot or parcel of land bounded westerly sixteen (16) feet by Main Street; northerly fifty (50) feet by the land described in the paragraph above; easterly by the above described parcel of land sixteen (16) feet; southerly by the land now of Leo Warren fifty (50) feet; said southerly boundary being land formerly owned by E. F. Lyford, C. E. Gray, D. P. Foster, D. C. Foster, and others, together with whatever right of way and stairway rights which were formerly owned by Robert D. Rice and former grantors.

There is also conveyed all the rights which the grantor or predecessors in title have in the passway easterly of the first described parcel of land and any other rights pertaining to either of said properties.

The premises herein conveyed were formerly known as 43-45-47-49 Main Street in said Waterville, on which premises was formerly located a frame wooden building known as City Hotel Property, so-called, with three stores located therein, which frame wooden building was destroyed by fire during the month of May, 1973.

Being the same premises conveyed to said Lewis L. Levine by warranty deed from Stella D. Weston, dated July 5, 1938, and recorded in Kennebec County Registry of Deeds, Book 703, Page 501.

The right of way above described is subject to a conveyance by deed in favor of Federal Trust Company from the said Lewis L. Levine and the late Isaac Hillson of Waterville, County of Kennebec, and State of Maine, said conveyance being recorded by quit-claim deed dated October 13, 1949 in Kennebec County Registry of Deeds, Book 866, Page 273.

(OVER)

For source of title, reference may be had to deed of Lewis L. Levine to MGH Realty, Inc., dated November 16, 1973, and recorded in Kennebec County Registry of Deeds, Book 1693, Page 336.

Also another certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows:

Commencing in the easterly line of Main Street to a point twenty-five and seven-tenths (25.7) feet southerly of the intersection of the southerly line of Common Street with the easterly line of Main Street, said point being also the southwest corner of property now owned by the heirs of Arl Wolman and being also the southwesterly corner of a building situate on said Wolman property; thence easterly along the southerly line of the wall and boundary of said Wolman property forty and three-tenths (40.3) feet to the westerly corner of property now owned by Michael M. Nawfel as described in a certain deed from Isaac Hillson to Michael M. Nawfel dated March 28, 1968 and recorded in Kennebec County Registry of Deeds, Book 1463, Page 771; thence in a southeasterly direction along the southwesterly line and wall of said Nawfel's building sixteen and six-tenths (16.6) feet to a corner in said Nawfel's land and the wall of the building thereon; thence southwesterly forming an interior angle of ninety-one (91) degrees, fourteen and forty-two hundredths (14.42) feet along the northwesterly line and the wall of said Nawfel to a southwesterly corner in the land and building of said Nawfel; thence southeasterly, forming an interior angle of two hundred seventy (270) degrees along the southwesterly line and building of said Nawfel twenty-seven (27) feet to a passway, the feet of which is believed to be owned by the Waterville Masonic Association; thence southwesterly in the northwesterly line of said passway and property of said Waterville Masonic Association ten and three-tenths (10.3) feet to an iron pin; thence westerly in the northerly line of property believed to be owned by said Waterville Masonic Association seven and seven-tenths (7.7) feet to an iron pin; thence continuing in the same direction along the northerly line of property formerly of Lewis Lester Levine sixty (60) feet to the easterly line of said Main Street; thence northerly in the easterly line of said Main Street forty-one and six-tenths (41.6) feet to the point of beginning.

Excepting and reserving a right of way and easement in common with the Federal Trust Company, Trustee u/w/o Isaac Hillson, and others five (5) feet in width the northeasterly line of which being the southwesterly line of said Nawfel and being twenty-seven (27) feet in length as more particularly described in the granted right of way in said deed from Isaac Hillson to Michael M. Nawfel.

Also hereby granting and conveying all rights of way and easements formerly owned by the Federal Trust Company Trustee u/w/o Isaac Hillson, for the benefit of the above described property, in over, and across land easterly of the above described property leading either to Front Street or Common Street including that right of way described in a certain deed from Federal Trust Company to

Rose Warren et als, dated October 3, 1949, and recorded in said Registry, Book 886, Page 270, excepting from such rights of way and easements any right or privilege or easement which may now exist over said rights of way and including, without limiting the foregoing, the rights of the Waterville Sewerage District as set forth in a deed to it from Isaac Hillson, dated July 23, 1952, and recorded in said Registry, Book 922, Page 303.

For source of title, reference may be had to deed of Samuel Hillson to Isaac Hillson dated July 21, 1941, and recorded in said Registry, Book 777, Page 386, and deed of Katie Hillson et al, dated September 6, 1940, and recorded in Kennebec Registry of Deeds, Book 769, Page 418. Reference also may be had to deed of Federal Trust Company, Trustee under the will of Isaac Hillson, to MGH Realty, Inc., recorded in Kennebec County Registry of Deeds, in Book 1700, Page 143. The Federal Trust Company, Trustee under the will of Isaac Hillson, derived its title as trustee under the will of said Isaac Hillson, duly probated in the Kennebec County Registry of Probate, Docket No. 41976.

(CONTINUED ON ATTACHED SHEET.)

Meaning and intending to convey the same premises conveyed to the herein grantor, MGH Realty, Inc. by deed of Lewis L. Levine to MGH Realty, Inc., dated November 16, 1973 and recorded in Kennebec County Registry of Deeds Book 1693, Page 336 and deed of Federal Trust Co., trustee under the will of Isaac Hillson recorded in Kennebec County Registry of Deeds Book 1700, Page 143.

This conveyance is made subject to three existing mortgages: (1) MGH Realty, Inc. to Waterville Savings Bank dated August 1, 1974 and recrded in Kennebec County Registry of Deeds Book 1752, Page 305; (2) MGH Realty, Inc. to Waterville Savings Bank dated January 17, 1975 and recorded in Kennebec County Registry of Deeds Book 1790, Page 241; (3) MGH Realty, Inc. to Canal Bank dated June 21, 1977 and recorded in Kennebec County Registry of Deeds Book 2010, Page 279; which mortgages the grantee, MGH Realty Company, hereby assumes and agrees to pay.

To Have and to Hold <sup>8K3307 PG 059</sup> the ~~aforegranted~~ and bargained premises with all the privileges and appurtenances thereof to the said MGH REALTY COMPANY, its successors

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44-169

~~here~~ and assigns, to its and their use and behoof forever.

And do COVENANT with the said Grantee, its successors ~~here~~ and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances: except as aforesaid

that it has ~~have~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantee, its successors ~~here~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said MGH REALTY, INC.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by PAUL J. MITCHELL

, its  
thereunto duly authorized, this first day of January  
in the year one thousand nine hundred and eighty-four.

Signed, Sealed and Delivered  
in presence of

MGH REALTY, INC.

By

  
Paul J. Mitchell

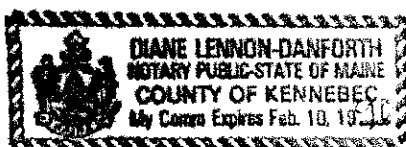
(Corporate  
Seal)

State of Maine,  
Kennebec

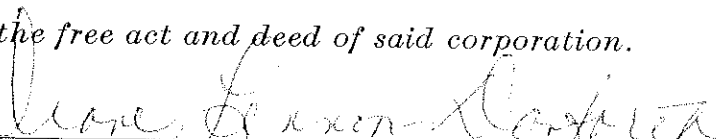
} ss.

January 1, 19 84

Then personally appeared the above named PAUL J. MITCHELL  
of said Grantor  
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free  
act and deed in his said capacity, and the free act and deed of said corporation.



Before me,

  
Justice of the Peace - Attorney-at-Law - Notary Public

RECEIVED KENNEBEC SS.

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